



**TOWN OF LOOMIS**  
**ACTION MINUTES**  
**SPECIAL COUNCIL MEETING**  
**LOOMIS TOWN COUNCIL**  
**LOOMIS DEPOT**  
**5775 HORSESHOE BAR ROAD**  
**LOOMIS, CA 95650**

**THURSDAY**

**MAY 6, 2010**

**6:00 P.M.**

Note: These are action minutes only. An audio copy of the meeting can be requested at Town Hall.

**CALL TO ORDER** Call to order by Mayor Liss at 6:02 p.m.

**ROLL CALL**

Present:

Mayor Liss  
Councilmember Kelley  
Councilmember Morillas  
Councilmember Scherer  
Councilmember Ucovich

**PUBLIC COMMENT:** This time is reserved for those in the audience who wish to address the Town Council on subjects that are not on the Agenda. The audience should be aware that the Council may not discuss details or vote on non-agenda items. Your concerns may be referred to staff or placed on the next available agenda. Please note that comments from the public will also be taken on any item on the agenda. The time allotted to each speaker is five minutes.

No public comment.

**ADOPTION OF AGENDA** A motion was made to adopt the Agenda. On motion by Councilmember Ucovich, seconded by Councilmember Morillas and passed by voice vote.

**BUSINESS**

1. **Loomis Town Center Implementation Plan**

I. Presentation of Town Center Design

- Overall Framework
- Key Areas
  - Town-owned Properties
  - Taylor Road
  - Horseshoe Bar Road

II. Preliminary Estimate of Town Center Probable Costs

- Blue Goose Area Property
- Railroad Depot Park Area Properties
- Taylor Road
- Horseshoe Bar Road

**Recommended action:** Review and give comments

**Public comment:**

Dan Iacofano, Moore Iacofano Goltsman, Inc. (MIG), gave a general overview of the concepts incorporated in the Plan and answered questions.

The following areas were discussed:

**TAYLOR/KING ROAD**

Councilmember Ucovich stated he understood this area was focused at the beginning of the downtown area by the large rocks at the corner of King and Taylor Roads.

Mr. Iacofano stated that the Heritage Foundation doesn't want that area to be touched.

Mayor Liss pointed out the following;

- this represents a conceptual design before implementation of a project can be done, such as schematic design, design development, construction documents, and post construction evaluation
- where there are any objections that need to be worked out, then we can deal with that in the subsequent phases

Councilmember Kelley questioned the line on the map behind the trees.

Amy Mitchell stated the line represents the edge of the parcel.

Councilmember Scherer pointed out that we bought the property through a quit claim, and not by parcel lines from Union Pacific, and everything from the center line of the railroad tracks to fifty feet is Town property (south side).

Brian Fraglao, Town Engineer/Public Works Director, stated that the property line will be checked.

#### **BLUE GOOSE PROPERTY**

Councilmember Kelley stated the following;

- regarding the Heritage Foundation letter, he would like to re-look at this and take into consideration what they are asking
- he would like to revisit alternate 1 and 2 and see if we can get more ADA parking spaces and better usage
- he would like to get back to the five extra spaces they had before the alternates for the special events

Mr. Iacofano stated the following:

- they drew this in response to the Blue Goose, they sat down with Randy Elder
- they talked about the parking for vans and improving the access to make it safer so people won't back into Taylor Road
- they could do another round of detail to increase the parking, should it be determined that this is insufficient

Perry Beck, Town Manager, pointed out that during an event they can designate a number of spaces for ADA parking.

Dot Shiro, representing

- this is not just about parking spaces, the alternates are not addressing functionality
- this does not address loading and unloading spaces where they may be bringing band equipment, food, decorations, etc.

Councilmember Scherer stated the following:

- he would like to see a conceptual design with nothing being done at the Blue Goose, making an ADA walkway, and improving the streetscape along Taylor Road
- the reason we went into the study was to make downtown assessable to everybody
- he would like to see a scenario where the sidewalk begins at King and Taylor Road and continues in front of the Blue Goose and all the way to Webb Street

Ms. Mitchell stated the following:

- if you provide the walkway all the way down and in front of the Blue Goose then there will be a narrow area on the East side of the Blue Goose
- a multi-use pathway needs to be 10 feet

Mr. Fragaio pointed out the following:

- the alternates came about by doing the full improvements on Taylor Road
- after you do the width of all the streetscapes and the bike lane on Taylor Road, then that is all the space that is left in front of the Blue Goose

Perry Beck, Town Manager, suggested bringing in another alternative with a sidewalk and bike path starting at King Road to Webb Street.

John Williams suggested making a more narrow landscaping strip,

Mr. Fragaio stated they will come back with an alternate with the following:

- showing a 10 foot walkway/bike path (separated or together) from Fox's Automotive along Taylor Road (instead of along the building) up to the other end of the Blue Goose
- with the existing parking area and breaking up the 75 foot drive-way into acceptable curb cuts for ADA compliance

Councilmember Kelley suggested if you have to move the right of way line a little, then move it, the Town owns it.

#### **THE PARK**

Councilmember Ucovich stated he would like the first four or five parking spaces taken out adjacent to the Depot.

Councilmember Morillas stated that there isn't enough room behind the businesses for the large trucks to load and unload and for safety issues, it should be a one way street.

Mr. Fragaio said that this is only a concept of how it will look, they are working with Omni Means on the detail.

Council will wait and see the detail designs from Omni Means.

## STAHR LIQUOR

Councilmember Ucovich stated concerns with having a landscape median in front of Stahr Liquor where people can't turn into the drive-way.

Jenny Knisley pointed out that Stahr Liquor also has large delivery trucks that have to turn around.

## HIGH HAND FRUIT SHED

Councilmember Kelley stated the following:

- we have a walkway that is on the building, a walkway that is at street level, and then we have a bike lane
- we don't need two walkways and he would like to explore the option to accommodate both business and pedestrian

Ms. Mitchell stated the issue is having a ramp to get to the walkway on the upper level.

Councilmember Ucovich and Mayor Liss would rather have the walkway along the street.

## HORSESHOE BAR ENTRY

Councilmember Scherer suggested the following:

- adding additional trees on the Raley's side of the road from the monument to the Interstate 80 access
- we need a landscape barrier between the road and the sidewalk

Councilmember Kelley suggested factoring in an access across the street from Taco Bell for a potential Chinese restaurant.

Councilmember Ucovich pointed out that the Calthorpe Plan was to have a sidewalk and then 15 feet of landscaping to the building, the Chinese restaurant will need to know if we are changing this.

## DESIGN CONCEPT

Councilmember Scherer pointed out that some of the text is incorrect, page 70 is suppose to be down at Sierra College Boulevard but the key elements say it is the section at the other end of Taylor Road,

## DOWNTOWN DRAINAGE

Councilmember Scherer stated that he is not sure what the connection is between the drainage swells and the drainage master plan.

Brian Frাগiao stated the following:

- a pipe system will go down Oak Street and Magnolia to the pond
- there is another system further down by Circle Drive and Bank of America that makes its way to Sierra College Boulevard and runs down toward Rocklin

Councilmember Scherer stated the following:

- he would like a greater use of swales
- we would like to have green streets in Loomis

Roger Smith pointed out the following:

- bio swales are often used in conjunction with positive drainage systems
- they contain drain inlets that become alternatives to curb and gutter drain inlets
- the swale leading to a pipe camouflaged overgrown type inlet, is a nice combination and alternative to curb and gutter

## ECONOMIC ANALYSIS

Councilmember Scherer stated the following:

- in the marketing analysis the study implies that we actually have clothing stores
- we talked about bringing in the Capital Corridor and using that as an economic development driver
- if we do that than we will need additional parking

Councilmember Ucovich pointed out that it states "that you can buy everything you want in Loomis," but you can't buy everything you want in Loomis.

## COSTS

Councilmember Ucovich questioned why we are putting an additional 50 parking spaces behind Stahr Liquor or is it employee parking for High Hand Nursery.

Councilmember Scherer pointed out that we were providing for future growth in the downtown area and this should be discussed with Omni Means as to how many parking spaces go back there.

Councilmember Morillas stated that if we want businesses in Town then we have to consider parking for the employees and the shoppers.

Councilmember Kelley pointed out that this is a design concept and we won't build it until we know they will come.

Mayor Liss pointed out that Omni Means is only focused on the park from Horseshoe Bar Road to Walnut Street.

### NEXT STEPS

Councilmember Scherer asked to have photos showing the steps of each section improved, to visualize what can be done.

Roger Smith stated concerns with the impact it will have on traffic flow and questioned if there was a traffic analysis done.

Nancy Beck stated the following:

- we have always planned to have a walking community
- we are becoming a bicycling community
- we are on the right track with this plan

### **ADJOURNMENT**

A motion was made to adjourn at 8:09 p.m. On motion by Councilmember Ucovich, seconded by Councilmember Scherer and passed by voice vote.

  
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Town Clerk  
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Mayor